

Board Agenda Item
October 15, 2007

3:30 p.m.

Public Hearing on PCA A-936-02/DPA A-936-04 (2222 Colts Neck Road L.L.C.) to Amend RZ A-936 to Permit Residential Development (Independent Living Facility) and Remove Church Use from Approved Development Plan and Associated Modifications to Proffers and Site Design at a Density of 49.0 Dwelling Units Per Acre, Located on Approximately 4.33 Acres Zoned PRC, Hunter Mill District

and

Public Hearing on PRC A-936 (2222 Colts Neck Road L.L.C.) to Approve the PRC Plan Associated with DPA A-936, Located on Approximately 4.33 Acres Zoned PRC, Hunter Mill District

The application property is located on the W. side of Colts Neck Rd., E. side of Reston Pkwy. and approx. 1,600 ft. N. of its intersection with Glade Dr. Tax Map 26-1 ((13)) 1.

PLANNING COMMISSION RECOMMENDATION:

On Wednesday, October 3, 2007, the Planning Commission voted unanimously (Commissioner Alcorn not present for the votes; Commissioner Flanagan absent from the meeting) to recommend the following actions to the Board of Supervisors:

- Approval of PCA A-936-02, subject to the execution of proffers consistent with those dated October 2, 2007;
- Approval of DPA A-936-04;
- Approval of PRC A-936, subject to the Development Condition dated October 3, 2007 and subject also to Board approval of PCA A-936-02 and DPA A-936-04;
- Modification of the trail requirement along Colts Neck Road in favor of the approved DPWES Capital Project sidewalk proposed along the west side of Colts Neck Road, from South Lakes Drive to the south end of the subject property; and
- Modification of the Additional Standards for Independent Living Facilities maximum building height standard to permit a maximum building height up to 55 feet, as shown on the PCA/DPA and PRC Plan.

The Commission voted 9-0-1 (Commissioner Harsel abstaining; Commissioner Alcorn not present for the vote; Commissioner Flanagan absent from the meeting) to recommend that the Board approve the requested Public Facilities Manual waiver (2352-WPFM-002-1) to

Board Agenda Item
October 15, 2007

allow underground stormwater detention in a residential development, subject to the proposed Development Conditions dated August 16, 2007 and contained in Appendix 17 of the staff report.

ENCLOSED DOCUMENTS:

None. Staff Report previously furnished.

STAFF:

Regina Coyle, Director, Zoning Evaluation Division, Department of Planning and Zoning (DPZ)

John Thompson, Staff Coordinator, Zoning Evaluation Division, DPZ

Planning Commission Meeting
October 3, 2007
Verbatim Excerpt

PCA A-936-02/DPA A-936-04 - 2222 COLTS NECK ROAD, LLC (Hunter Mill District)
PRC A-936 - 2222 COLTS NECK ROAD, LLC (Hunter Mill District)

After Close of the Public Hearing

Chairman Murphy: The public hearing is closed. Mr. de la Fe, please.

Commissioner de la Fe: Thank you very much, Mr. Chairman. And, I think that this has been a redevelopment which will work to the benefit of both the applicant, the church, and the community as a whole. One of the things - - and I don't think it was mentioned at this hearing, but I will mention it now - - the reason the church is disappearing is they had three facilities and they are consolidating into one and in the process, the two - - this is second of their facilities that they have - - are redeveloping into something else. One of the other ones has already been redeveloped into a childcare center - - a preschool. And, that is why the church is disappearing from here because I think many folks would prefer that the church remain, but it was clear that the church was going to disappear. And, I believe that housing for seniors, with all of the benefits that accrue from that, and to the - - also the help that will benefit the Reston Association's Snakeden branch relocation and restoration will also help with this project. Therefore, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA A-936-02, SUBJECT TO THE PROFFERS CONSISTENT WITH THOSE NOW DATED OCTOBER 2, 2007.

Commissioners Hopkins and Lusk: Second.

Chairman Murphy: Seconded by Ms. Hopkins and Mr. Lusk. Is there a discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve PCA A-936-02, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Mr. de la Fe.

Commissioner de la Fe: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF DPA A-936-04.

Commissioners Lusk and Hopkins: Second.

Chairman Murphy: Seconded by Mr. Lusk and Ms. Hopkins. Is there a discussion of that motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve DPA A-936-04, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Mr. de la Fe.

Commissioner de la Fe: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PRC A-936, SUBJECT TO THE BOARD'S APPROVAL OF THE PCA AND DPA, AND THE DEVELOPMENT CONDITION CONSISTENT WITH THAT ONE DATED OCTOBER 3, 2007.

Commissioners Hopkins and Lusk: Second.

Chairman Murphy: Seconded by Ms. Hopkins and Mr. Lusk. Is there a discussion of that motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve PRC A-936, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner de la Fe: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A PUBLIC FACILITIES MANUAL WAIVER REQUEST, 2352-WPFM-002-1, TO ALLOW UNDERGROUND STORMWATER DETENTION IN A RESIDENTIAL DEVELOPMENT, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED AUGUST 16, 2007, AND CONTAINED IN APPENDIX 17 OF THE STAFF REPORT.

Commissioners Hopkins and Lusk: Second.

Chairman Murphy: Seconded by Ms. Hopkins and Mr. Lusk. Discussion? All those in favor, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed?

Commissioner Harsel: Abstain.

Chairman Murphy: Motion carries. Ms. Harsel abstains.

Commissioner de la Fe: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRAIL REQUIREMENT ALONG COLTS NECK ROAD, IN FAVOR OF THE APPROVED DPWES CAPITAL PROJECT SIDEWALK PROPOSED ALONG THE WEST SIDE OF COLTS NECK ROAD, FROM SOUTH LAKES DRIVE TO THE SOUTH END OF THE SUBJECT PROPERTY.

Commissioners Hopkins and Lusk: Second.

Chairman Murphy: Seconded by Ms. Hopkins and Mr. Lusk. Is there a discussion? All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner de la Fe: Mr. Chairman, finally, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE ADDITIONAL STANDARDS FOR INDEPENDENT LIVING FACILITIES MAXIMUM BUILDING HEIGHT STANDARD, TO PERMIT A MAXIMUM BUILDING HEIGHT OF UP TO 55 FEET, AS SHOWN ON THE PCA/DPA AND PRC PLAN.

Commissioners Lusk and Hopkins: Second.

Chairman Murphy: Seconded by Mr. Lusk and Ms. Hopkins. Discussion? All those in favor of that motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner de la Fe: Thank you very much, Mr. Chairman. And, thank you very much to the applicant, the community, and everyone, and the staff.

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(The first through third motions carried unanimously with Commissioner Alcorn not present for the votes; Commissioner Flanagan absent from the meeting.)

(The fourth motion carried by a vote of 9-0-1 with Commissioner Harsel abstaining; Commissioner Alcorn not present for the vote; Commissioner Flanagan absent from the meeting.)

(The fifth and sixth motions carried unanimously with Commissioner Alcorn not present for the votes; Commissioner Flanagan absent from the meeting.)

KAD

